

COHANSEY PARK TOWNHOMES SECOND ADDITION

KNOW ALL MEN BY THESE PRESENTS: That River Town Homes, LLC., a Minnesota limited liability company, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

The West 100.00 feet of Lot 5, Block 3, EDWIN M. WARE'S CUMBERLAND ADDITION PLAT 1, Ramsey County, Minnesota, except the following described property:

Commencing at the Northwest corner of said Lot 5; thence on an assumed bearing of North 89 degrees 43 minutes 44 seconds East along the north line of said Lot 5 a distance of 20.00 feet; thence South 00 degrees 19 minutes 23 seconds West 5.00 feet to the point of beginning; thence continuing South 00 degrees 19 minutes 23 seconds West 86.00 feet; thence South 89 degrees 40 minutes 37 seconds East 70.00 feet; thence North 00 degrees 19 minutes 23 seconds East 86.00 feet; thence North 89 degrees 40 minutes 37 seconds West 70.00 feet to the point of beginning;

And that Philip K. Wagner and Mary Kay Wagner, husband and wife, owners and Norwest Mortgage, Inc., a California corporation, mortgagee of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

That part of Lot 5, Block 3, EDWIN M. WARE'S CUMBERLAND ADDITION PLAT 1, Ramsey County, Minnesota, described as follows:

Commencing at the Northwest corner of said Lot 5; thence on an assumed bearing of North 89 degrees 43 minutes 44 seconds East along the north line of said Lot 5 a distance of 20.00 feet; thence South 00 degrees 19 minutes 23 seconds West 5.00 feet to the point of beginning; thence continuing South 00 degrees 19 minutes 23 seconds West 43.00 feet; thence South 89 degrees 40 minutes 37 seconds East 70.00 feet; thence North 00 degrees 19 minutes 23 seconds East 43.00 feet; thence North 89 degrees 40 minutes 37 seconds West 70.00 feet to the point of beginning;

And that Ronald S. Kline and Rita M. Kline, husband and wife, owners of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

That part of Lot 5, Block 3, EDWIN M. WARE'S CUMBERLAND ADDITION PLAT 1, Ramsey County, Minnesota, described as follows:

Commencing at the Northwest corner of said Lot 5; thence on an assumed bearing of North 89 degrees 43 minutes 44 seconds East along the north line of said Lot 5 a distance of 20.00 feet; thence South 00 degrees 19 minutes 23 seconds West 48.00 feet to the point of beginning; thence continuing South 00 degrees 19 minutes 23 seconds West 43.00 feet; thence South 89 degrees 40 minutes 37 seconds East 70.00 feet; thence North 00 degrees 19 minutes 23 seconds East 43.00 feet; thence North 89 degrees 40 minutes 37 seconds West 70.00 feet to the point of beginning.

Have caused the same to be surveyed and platted as COHANSEY PARK TOWNHOMES SECOND ADDITION and do hereby dedicate to the public for public use forever the drainage and utility easement as shown on this plat.

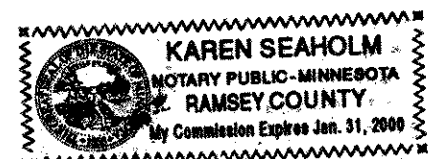
In witness whereof said River Town Homes, LLC., a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 26th day of OCTOBER, 1999.

Signed: River Town Homes, LLC.

Gerald E. Frisch
Gerald E. Frisch, President - Managing Member

STATE OF MINNESOTA
COUNTY OF RAMSEY
The foregoing instrument was acknowledged before me this 26th day of OCTOBER, 1999, by Gerald E. Frisch, President - Managing Member of River Town Homes, LLC., a Minnesota limited liability company, on behalf of the company.

Karen Seaholm
Notary Public, Ramsey County, Minnesota
My Commission Expires 1/31/02



In witness whereof said Philip K. Wagner and Mary Kay Wagner, husband and wife, have hereunto set their hands this 2nd day of November, 1999.

Philip K. Wagner
Philip K. Wagner

Mary Kay Wagner
Mary Kay Wagner



STATE OF MINNESOTA
COUNTY OF RAMSEY
The foregoing instrument was acknowledged before me this 2nd day of November, 1999, by Philip K. Wagner and Mary Kay Wagner, husband and wife.

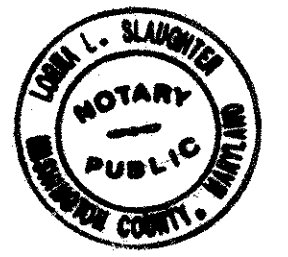
Karen Seaholm
In witness whereof said Norwest Mortgage, Inc., a California corporation, has caused these presents to be signed by its proper officers this ___ day of ___, 1999.

Signed: Norwest Mortgage, Inc.

Edward A. Debus EDWARD A. DEBUS, ASSISTANT SECRETARY

STATE OF MARYLAND
COUNTY OF FREDERICK
The foregoing instrument was acknowledged before me this 4th day of NOVEMBER, 1999, by EDWARD A. DEBUS, ASSISTANT SECRETARY, and by ___ of Norwest Mortgage, Inc., a California corporation, on behalf of the corporation.

Roma Shugriffs
Notary Public, WASHINGTON County, MARYLAND
My Commission Expires 8-1-03



E. G. RUD & SONS, INC.
Land Surveyors



In witness whereof said Ronald S. Kline and Rita M. Kline, husband and wife, have hereunto set their hands this 2nd day of November, 1999.

Ronald S. Kline
Ronald S. Kline

Rita M. Kline
Rita M. Kline

STATE OF MINNESOTA
COUNTY OF RAMSEY
The foregoing instrument was acknowledged before me this 2nd day of November, 1999, by Ronald S. Kline and Rita M. Kline, husband and wife.

Karen Seaholm
Notary Public, Ramsey County, Minnesota
My Commission Expires 1/31/02

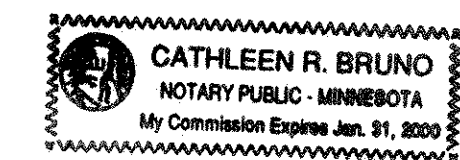


I hereby certify that I have surveyed and platted the property described on this plat as COHANSEY PARK TOWNHOMES SECOND ADDITION; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and there are no wet lands as defined in Minnesota Statutes, Section 505.02, Subd. 1, or public highways to be designated other than as shown on this plat.

John A. Rengo
John A. Rengo, Land Surveyor
Minnesota License No. 25344

STATE OF MINNESOTA
COUNTY OF ANOKA
The foregoing Surveyor's Certificate was acknowledged before me this 21st day of October, 1999, by John A. Rengo, a Licensed Land Surveyor.

Cathleen R. Bruno
Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2000



City of Saint Paul

I do hereby certify that on the 22 day of April, 1999, the City Council of the City of Saint Paul, Minnesota, approved this plat. All monuments will be set as specified by the City Council and as stated on this plat, according to Minnesota Statutes, Section 505.02, Subd. 1.

Friedrich K. Daus
Clerk

Taxes payable in the year 1999 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 1st day of November, 1999.

Dorothy McClung, Director
Department of Property Taxation

By Abdur Khan, Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 8th day of November, 1999 and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

David D. Claypool
David D. Claypool, Land Surveyor
Ramsey County Surveyor

County Recorder
County of Ramsey, State of Minnesota

I hereby certify that this plat of COHANSEY PARK TOWNHOMES SECOND ADDITION was filed in the office of the County Recorder for public record on this 10th day of NOVEMBER, 1999, at 1:15 o'clock P. M. and was duly filed in Book 115 of Plats, Pages 46 and 47, as Document Number 3285384.

Deputy County Recorder

COHANSEY PARK TOWNHOMES SECOND ADDITION

Ramsey County Coordinates
Northing = 173277.366
Easting = 566554.259

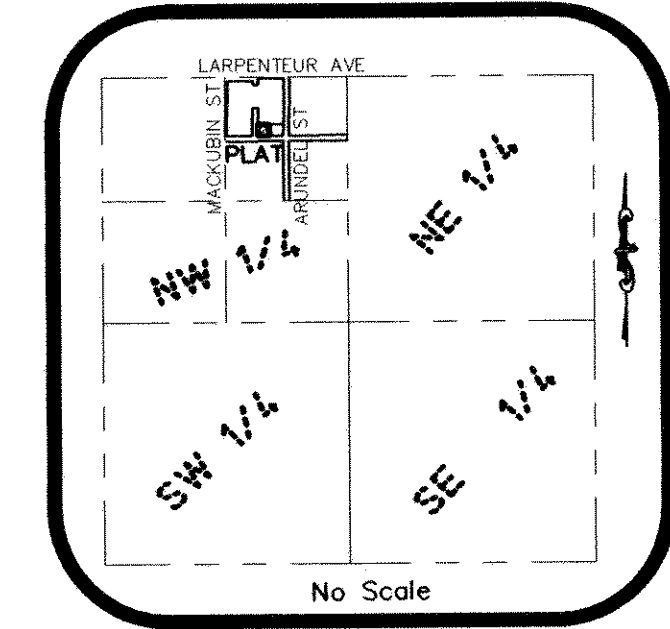
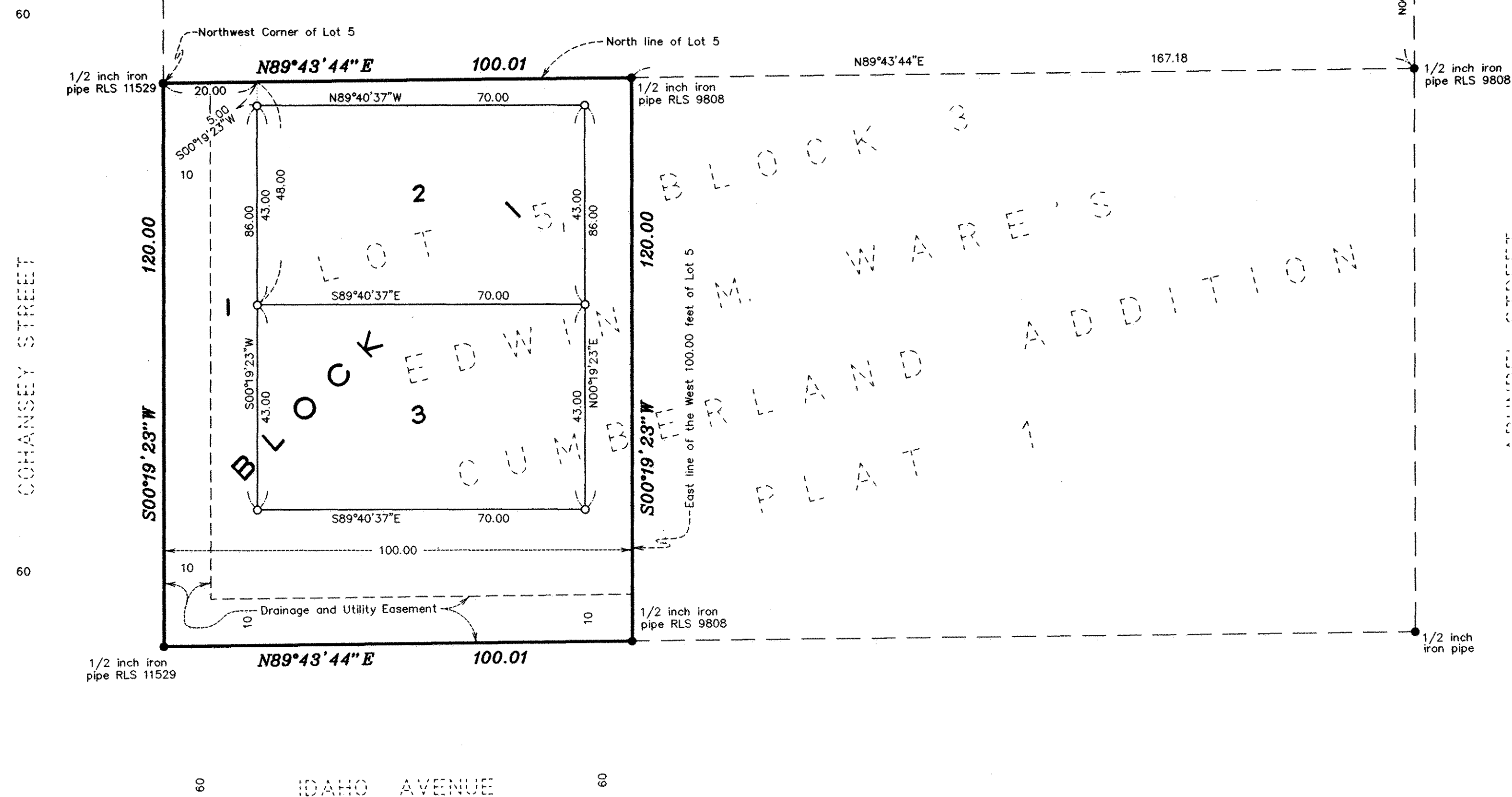
NW corner of
Sec. 24, T29, R23
Ramsey County
Cast Iron Monument

North line of the NW 1/4 of Section 24
N89°42'47"E 2621.43

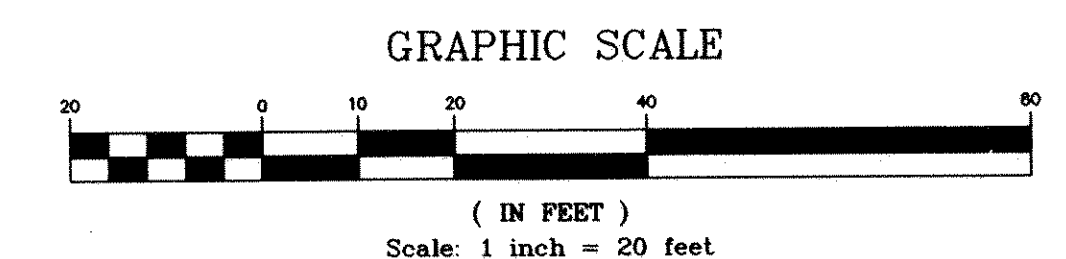
Ramsey County Coordinates
Northing = 173290.496
Easting = 569175.660

N1/4 corner of
Sec. 24, T29, R23
Ramsey County
Cast Iron Monument

COHANSEY PARK TOWNHOMES



VICINITY MAP
Section 24, Twp. 29, Rge. 23
Ramsey County, Minnesota



LEGEND

- DENOTES FOUND 1/2 INCH IRON PIPE
- DENOTES SET 1/2 INCH X 14 INCH IRON PIPE MONUMENT MARKED BY R.L.S. 25344
- ⊙ DENOTES RAMSEY COUNTY CAST IRON MONUMENT

Orientation of this bearing system is based on the north line of the NW1/4 of Sec. 24, T29N, R23W, which is assumed to have a bearing of S89°42'47"W.

E. G. RUD & SONS, INC.
Land Surveyors

